



ORDINANCE NO. 1635

AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, AS HERETOFORE AMENDED; SO AS TO GRANT A SPECIFIC USE PERMIT FOR A SATELLITE ANTENNA DISH TO BE MOUNTED ON THE ROOF TOP OF THE BUILDING LOCATED AT 2755 VALLEY VIEW LANE IN A LOCAL RETAIL ONE (LR-1) ZONING DISTRICT; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO HUNDRED (\$200.00) DOLLARS FOR EACH OFFENSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR INJUNCTIVE RELIEF; AND DECLARING AN EMERGENCY.

Whereas, the City Plan Commission of the City of Farmers Branch and the governing body of the City of Farmers Branch, in compliance with the Charter of the City of Farmers Branch, and the State Law with reference to granting of a specific use permit under the Zoning Ordinance Regulations and Zoning Map, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally, and to the persons interested and situated in the affected area and in the vicinity thereof, the governing body of the City of Farmers Branch is of the opinion that said change in zoning uses should be made;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Farmers Branch, Texas, be, and the same is hereby amended by amending the zoning map of the City of Farmers Branch so as to grant a specific use permit for a six (6) foot diameter satellite antenna dish to be mounted on the rooftop of the building located at 2755 Valley View Lane and in a Local Retail One (LR-1) Zoning District.

SECTION 2. The satellite dish will be screened from public view by a durable metal screen. The Building Official will approve the metal type and appearance.

SECTION 3. That the general location of the roof mounted satellite antenna shall be limited to the area indicated as "Satellite Location" as shown on the attached exhibit "A".

SECTION 4. That the above described property shall be used only in the manner and for the purpose provided by the Comprehensive Zoning

John Dodd, Mayor — David D. Blair, Jr., Mayor Pro-Tem — Council Members: John Dunagan, Place 2 — Carol Dingman, Place 3 — Bill Glancy, Place 4 — Herb Weidinger, Place 5

CITY OF FARMERS BRANCH P.O. BOX 819010 FARMERS BRANCH, TEXAS 75881-9010 214-247-3100

LINKED IN FRIENDSHIP WITH THE DISTRICT OF BASSETLAW, NOTTINGHAMSHIRE, GREAT BRITAIN

Ordinance of the City of Farmers Branch as herein amended and by the granting of a specific use permit for a six (6) foot diameter satellite antenna dish in a Local Retail One (LR-1) zoning district.

SECTION 5. That any person, firm, or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Farmers Branch, and upon conviction shall be punished by a fine not to exceed the sum of Two Hundred Dollars (\$200.00) for each offense.

SECTION 6. If any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

SECTION 7. In addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

SECTION 8. Whereas, it appears that the above described property requires that it be given the specific use permit in order to permit its proper use and development, and in order to protect the public interest, comfort and general welfare of the City of Farmers Branch, and creates an urgency and an emergency in the preservation of the public health, safety and welfare, and requires that this ordinance shall take effect immediately from and after its passage and publication of the caption of said ordinance as the law in such case provides.

DULY PASSED by the City Council of the City of Farmers Branch, Texas, on this the 5th day of May, 1986.

APPROVED:


Mayor

APPROVED AS TO FORM:

ATTEST:


City Attorney

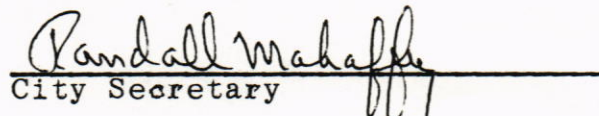

City Secretary

Exhibit "A"

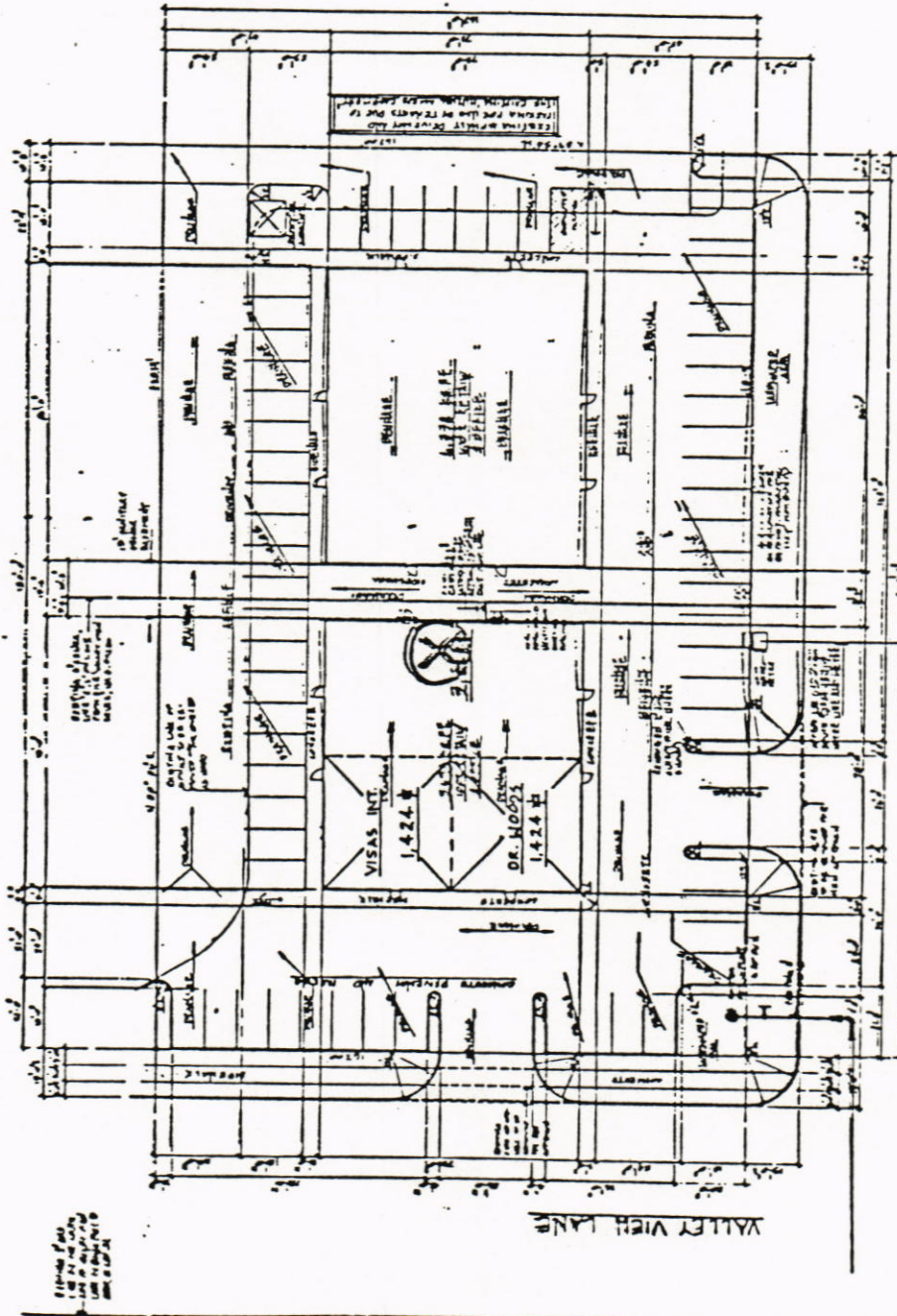


LOCATION
MAP

SITE SIZE	0.990 ACRES
LAND AREA	43451.73 SQ. FT.
BUILDING AREA	11972 SQ. FT.
REQUIRED PARKING	60 SPACES
TOTAL PKG. SHOWN	602 SPACES
TOTAL PAVED AREA	76,276 SQ. FT.

SITE PLAN

RETAIL CENTER	
2755 VALLEY VIEW SUITES 91-121	
ALBERTS FOOD STORE	
WILLIAMS AND WAGNER	



(X) = Satellite location

VALLEY VIEW
SQUARE II
ANOTHER QUALITY DEVELOPMENT BY
HUMPHRIES & HANSEN CONSULTING



WILMINGTON LANE

VALLEY VIEW LANE